



Notes:

CDM REGULATIONS 2015

The Construction (Design & Management) Regulations (CDM 2015) are the main set of regulations for managing the health, safety and welfare of construction projects.

CDM applies to all building and construction work and includes new build, demolition, refurbishment, extensions, conversions, repair and maintenance. The client must abide by CDM 2015.

The client must appoint a contractor, if more than one contractor is to be involved, the client will need to appoint (in writing) a principal designer (to plan, manage and coordinate the planning and design work) and a principal contractor (to plan, manage and coordinate the construction and ensure there are arrangements in place for managing and organising the project).

Domestic clients

The domestic client is to appoint a principal designer and a principal contractor when there is more than one contractor, if not your duties will automatically transfer to the contractor or principal contractor.

The designer can take on the duties, provided there is a written agreement between them and the designer to do so.

The Health and Safety Executive is to be notified as soon as possible before construction work starts if the works:

- (a) Last longer than 30 working days and has more than 20 workers working simultaneously at any point in the project.

Or:

- (b) Exceeds 500 person days.

PARTY WALL ACT

The owner, should they need to do so under the requirements of the Party Wall Act 1996, has a duty to serve a Party Structure Notice on any adjoining owner if building work on, to or near an existing Party Wall involves any of the following:

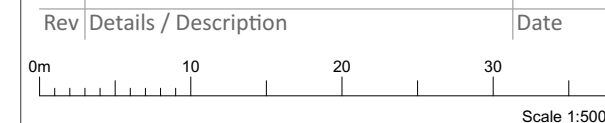
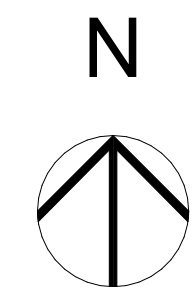
- Support of beam
- Insertion of DPC through wall
- Raising a wall or cutting off projections
- Demolition and rebuilding
- Underpinning
- Insertion of lead flashings

Excavations within 3 metres of an existing structure where the new foundations will go deeper than adjoining foundations, or within 6 metres of an existing structure where the new foundations are within a 45 degree line of the adjoining foundations.

A Party Wall Agreement is to be in place prior to start of works on site.

CONSULTANTS' / DESIGNER'S INFORMATION

While reasonable skill and care has been exercised during the technical design phase, it is the contractor's responsibility to verify the design and confirm the dimensional accuracy of all construction information issued. The contractor is obligated to undertake site checks, to ensure all dimensions and levels given are correct, prior to the commencement of any works. Any discrepancies, errors, or omissions should be reported to Qube Design Group Ltd immediately. Do not scale from documents, additional information required must be requested from the originator. Read information in conjunction with all other relevant drawings, specifications, and project information. The contractor shall not implement changes to, or deviate from, the construction information without consulting the designer first.



Qube
MINDFUL DESIGN

T: 01502 213707 / 07508 713784
E: info@qubedesigngroup.com W: www.qubedesigngroup.com

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Client Bowes Estates Ltd.	
Project & Site Address Residential Development Land East of Saham Road, Watton, Thetford, Norfolk, IP25 6EA	
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Purpose of Issue CLIENT COMMENTS	Drawn By G. Buck
Project Reference 2524	Scales @ A1 1:500
Drawing Number 0220	Revision P01